

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Muskegon**

State: **MI**

PJ's Total HOME Allocation Received: **\$6,263,452**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 20			
% of Funds Committed	100.00 %	93.90 %	1	96.48 %	100	100	
% of Funds Disbursed	99.61 %	86.15 %	1	89.00 %	95	97	
Leveraging Ratio for Rental Activities	0.33	3.22	15	4.81	10	7	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	87.41 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	85.91 %	69.56 %	5	70.99 %	71	74	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.90 %	87.64 %	14	81.75 %	28	26	
% of 0-30% AMI Renters to All Renters***	56.63 %	52.88 %	8	45.84 %	67	71	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.98 %	97.65 %	18	96.12 %	25	23	
Overall Ranking:			In State:	9 / 20	Nationally:	56	53
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,745	\$26,943		\$27,889	83 Units	29.50 %	
Homebuyer Unit	\$32,385	\$17,368		\$15,632	176 Units	62.60 %	
Homeowner-Rehab Unit	\$6,630	\$22,772		\$21,037	22 Units	7.80 %	
TBRA Unit	\$0	\$5,496		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Muskegon MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$18,325	\$75,827	\$9,062
\$79,291	\$74,352	\$19,550
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.89

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	44.9	29.0	36.4	0.0
Black/African American:	47.4	63.1	63.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	1.3	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	1.3	0.0	0.0	0.0
Other Multi Racial:	0.0	1.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	3.8	5.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	33.3	19.3	77.3	0.0
2 Persons:	33.3	19.9	9.1	0.0
3 Persons:	14.1	21.6	4.5	0.0
4 Persons:	11.5	20.5	9.1	0.0
5 Persons:	5.1	11.9	0.0	0.0
6 Persons:	2.6	5.1	0.0	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.2	35.8	9.1	0.0
Elderly:	6.4	4.0	81.8	0.0
Related/Single Parent:	34.6	31.3	4.5	0.0
Related/Two Parent:	10.3	26.1	0.0	0.0
Other:	11.5	2.3	4.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	3.8	0.0 [#]
HOME TBRA:	0.0	
Other:	21.8	
No Assistance:	74.4	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Muskegon State: MI Group Rank: 56
 (Percentile)
 State Rank: 9 / 20 PJs Overall Rank: 53
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	85.91	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75.9	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	93.98	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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